



Pima County


Planning and Zoning Commission

MEETING LOCATION
Administration Bldg. - East
130 W. Congress Street
1st Floor
Tucson, AZ 85701

Meeting Summary

06-21-19

This abstract is subject to editing and amending. Please let us know promptly if you believe there are any omissions or corrections; otherwise, we will proceed on this basis.


Chris Poirier, Executive Secretary

The meeting was called to order at 9:05 a.m. at Pima County Administration Building Board of Supervisors Hearing Room, 130 W. Congress St., 1st Floor, Tucson, AZ 85701.

1) ROLL CALL 9:05 AM (Commissioner Gungle arrived at 9:08 AM)

PRESENT

ABSENT

- District 1 Jodi Bain
Brad Johns, Chair
- District 2 Armando Membrila
- District 3 Ryan Maese
Tom Tronsdal
- District 4 David Hook
William Matter
- District 5 Bruce Gungle

- District 2 Barbara Becker, Vice-Chair
- District 5 Bob Cook

EIGHT MEMBERS PRESENT

ALSO PRESENT

Chris Poirier, Planning Official & Executive Secretary
Tom Drzazgowski, Chief Zoning Inspector
Terrill Tillman, Principal Planner
Mark Holden, Principal Planner
David Petersen, Senior Planner

Joseph Godoy, Site Review Project Mgr.
Greg Saxe, Environmental Plan. Mgr., RFCDD
David Takaki, Site Review Project Mgr.
Jenny Neeley, Program Mgr.
Angie Rangel, Commission Coordinator

2) PLEDGE OF ALLEGIANCE

3) CONSENT AGENDA

- A. The Commission moved to **APPROVE** the meeting summaries of January 30, 2019 & February 27, 2019 Summary.
The motion **PASSED** 8 – 0 (Commissioners Becker and Cook were absent.)
- B. Monthly Reports
Development Services Department report for enterprise fund, total fees collected, services activity and number of permits issued and a total fees collected and services activity report from the Planning Division.

4) CALL TO THE PUBLIC

Greg Saxe, Environmental Plan. Mgr., RFCD, spoke to inform the Commission that RFCD had initiated a Flood Plain Survey and gave a brief description of it.

HEARINGS
Continued from May 29, 2019

REZONINGS

5) **P18RZ00011 ROBERT AND MICHELLE HARBOUR LIVING TRUST, ET. AL. - N. LA CHOLLA BOULEVARD REZONING**

Request of Robert and Michelle Harbour Living Trust, et. al. represented by Projects International, Inc., for a **rezoning** of approximately 50.7 acres from SR (Suburban Ranch) to the CR-5 (Multiple Residence) zone, parcel codes 225-04-002A, 225-04-002C, 225-04-003P and 225-04-008B, located at the northwest intersection of W. Overton Road and N. La Cholla Boulevard. The proposed rezoning conforms to the Pima County Comprehensive Plan which designates the property for Low Intensity Urban 1.2 and Medium Low Intensity Urban. (District 1)

ON MOTION, it was

Voted to **ACCEPT THE WITHDRAWAL REQUEST FROM THE APPLICANT.**

The motion **PASSED** 8 – 0 (Commissioners Becker and Cook were absent.)

6) **P19RZ00002 WICK – W. CAMINO DESIERTO REZONING #2**

Brian and Catherine Wick, represented by Shea 130, LLC, request a **rezoning** of approximately 2.40 acres from the SR (Suburban Ranch) zone to the CR-1 (Single Residence) zone on the property located on the south side of W. Camino Desierto, approximately 930 feet west of N. Paseo del Norte and approximately 1,600 feet south of W. Magee Road, **addressed as 811 W. Camino Desierto**. The proposed rezoning conforms to the Pima County Comprehensive Plan which designates the property for Low Intensity Urban 1.2. (District 1)

ON MOTION, it was

Voted to **APPROVE SUBJECT TO SPECIAL AND STANDARD CONDITIONS.**

1. The property owner shall not further lot split or subdivide the land without the written approval of the Board of Supervisors.
2. Flood Control condition:
A cumulative disturbance of one third of one acre, 14,520 square feet, or more of Regulated Riparian Habitat, will require a Floodplain Use Permit and a Riparian Habitat Mitigation Plan. At the time of permitting the grading envelope created from new disturbance will be tracked with the parent parcel.
3. Adherence to the sketch plan as approved at public hearing.
4. The western parcel shall have a minimum 75-foot front building setback and a minimum 50-foot west side setback for main and accessory structures.
5. The residence on the western parcel shall be limited to one story with a maximum building height of 21 feet.
6. The driveway for the western parcel shall at minimum have a compacted decomposed granite surface.
7. The existing graded driveway entrance to the west part of the property shall be revegetated and relocated to near the eastern boundary of the western parcel.
8. A minimum of ten 25 gallon irrigated native trees shall be planted within the front and west side building setback areas with the distribution of the number of trees proportional to the length of the front and west side boundaries. The trees shall be located to maximize screening from existing residences and yard areas to the north and west.

- 9 The keeping of cattle, horses, sheep, goats, ratites, or other similar animals and poultry on the western parcel shall be prohibited.
10. The storage, keeping or abandonment of junk, including inoperable motor vehicles or other motor vehicles or machines or parts thereof, shall be prohibited on the western parcel.
11. The storage of a boat(s) shall be prohibited on the western parcel.
12. In the event that human remains, including human skeletal remains, cremations, and/or ceremonial objects and funerary objects are found during excavation or construction, ground disturbing activities must cease in the immediate vicinity of the discovery. State laws A.R.S. § 41-865 and A.R.S. § 41-844, require that the Arizona State Museum be notified of the discovery at (520) 621-4795 so that cultural groups who claim cultural or religious affinity to them can make appropriate arrangements for the repatriation and reburial of the remains. The human remains will be removed from the site by a professional archaeologist pending consultation and review by the Arizona State Museum and the concerned cultural groups.
13. Upon the effective date of the Ordinance, the owner(s)/developer(s) shall have a continuing responsibility to remove buffelgrass (*Pennisetum ciliare*) from the property. Acceptable methods of removal include chemical treatment, physical removal, or other known effective means of removal. This obligation also transfers to any future owners of property within the rezoning site; and Pima County may enforce this rezoning condition against the property owner.
14. The property owner shall execute the following disclaimer regarding Proposition 207 rights: "Property Owner acknowledges that neither the rezoning of the Property nor the conditions of rezoning give Property Owner any rights, claims or causes of action under the Private Property Rights Protection Act (Arizona Revised Statutes Title 12, chapter 8, article 2.1). To the extent that the rezoning or conditions of rezoning may be construed to give Property Owner any rights or claims under the Private Property Rights Protection Act, Property Owner hereby waives any and all such rights and/or claims pursuant to A.R.S. § 12-1134.
15. In the event the subject property is annexed, the property owner shall adhere to all applicable rezoning conditions, including, but not limited to, development conditions which require financial contributions to, or construction of infrastructure, including without limitation, transportation, flood control, or sewer facilities.

The motion **PASSED** 8 – 0 (Commissioner Bain abstained, Commissioners Becker and Cook were absent.)

CONCURRENT PLAN AMENDMENT AND REZONINGS

- 7) **P19CR00001 HESSER LCP LLC – N. LA CANADA DRIVE PLAN AMENDMENT AND REZONING**
Hesser LCP LLC, represented by Jeff Stewart, for a **concurrent plan amendment and rezoning** to amend the Comprehensive Plan from Medium Intensity Urban (MIU) to Neighborhood Activity Center (NAC) and to rezone from SH (Suburban Homestead) to CB-2 (General Business) zone on approximately .89 acres. The property is located on the west side of N. La Canada Drive, approximately 60 feet north of the T-intersection of N. La Canada Drive and W. Kimberly Street **addressed as 5131 N. La Canada Drive**, in Section 15, Township 13 South, Range 13 East, in the Catalina Foothills Planning Area. (District 1)

ON MOTION, it was

Voted to **APPROVE SUBJECT TO SPECIAL AND STANDARD CONDITIONS.**

Completion of the following requirements within five years from the date the rezoning request is approved by the Board of Supervisors:

1. The property owner shall not further lot split or subdivide the land without the written approval of the Board of Supervisors.
2. Environmental Planning conditions: Upon the effective date of the Ordinance, the owner(s) shall have a continuing responsibility to remove buffelgrass (*Pennisetum ciliare*) from the property. Acceptable methods of removal include chemical treatment, physical removal, or other known effective means of removal. This obligation also transfers to any future owners of property within the rezoning site and Pima County may enforce this rezoning condition against the property owner.

3. In the event that human remains, including human skeletal remains, cremations, and/or ceremonial objects and funerary objects are found during excavation or construction, ground disturbing activities must cease in the immediate vicinity of the discovery. State Laws ARS 41-865 and/or ARS 41-844 require that the Arizona State Museum be notified of the discovery at (520) 621-4795 so that appropriate arrangements can be made for the repatriation and reburial of the remains by cultural groups who claim cultural or religious affinity to them. The human remains will be removed from the site by a professional archaeologist pending consultation and review by the Arizona State Museum and the concerned cultural groups.
4. Adherence to the sketch plan as approved at public hearing.
5. Less restrictive rezoning applications may not be submitted under the approved comprehensive plan designation. A separate comprehensive plan amendment and rezoning are required for less restrictive zoning.
6. In the event the subject property is annexed, the property owner shall adhere to all applicable rezoning conditions, including, but not limited to, development conditions which require financial contributions to, or construction of infrastructure, including without limitation, transportation, flood control, or sewer facilities.
7. The property owner shall execute the following disclaimer regarding Proposition 207 rights: "Property Owner acknowledges that neither the rezoning of the Property nor the conditions of rezoning give Property Owner any rights, claims or causes of action under the Private Property Rights Protection Act (Arizona Revised Statutes Title 12, chapter 8, article 2.1). To the extent that the rezoning or conditions of rezoning may be construed to give Property Owner any rights or claims under the Private Property Rights Protection Act, Property Owner hereby waives any and all such rights and/or claims pursuant to A.R.S. § 12-1134(I)."

The motion **PASSED** 8 – 0 (Commissioners Becker and Cook were absent.)

8) P19CR00002 615 W. ROLLER COASTER RD LLC – W. ROLLER COASTER ROAD PLAN AMENDMENT AND REZONING

Roller Coaster Rd LLC, represented by Randel Jacob, for a **concurrent plan amendment and rezoning** to amend the Comprehensive Plan from High Intensity Urban (HIU) to Neighborhood Activity Center (NAC) and to rezone from TR (Transitional) to the CB-1 (Local Business) zone on approximately .81 acres. The property is located at the southwest corner of W. Roller Coaster Road and N. Oracle Road, **addressed as 615 W. Roller Coaster Road** in Section 11, Township 13 South, Range 13 East in the Catalina Foothills Planning Area. (District 1)

ON MOTION, it was

Voted to **APPROVE SUBJECT TO SPECIAL AND STANDARD CONDITIONS.**

Completion of the following requirements within five years from the date the rezoning request is approved by the Board of Supervisors:

1. The property owner shall not further lot split or subdivide the land without the written approval of the Board of Supervisors.
2. Transportation condition: The easternmost access driveway onto Roller Coaster Road shall be removed.
3. Environmental Planning conditions: Upon the effective date of the Ordinance, the owner(s) shall have a continuing responsibility to remove buffelgrass (*Pennisetum ciliare*) from the property. Acceptable methods of removal include chemical treatment, physical removal, or other known effective means of removal. This obligation also transfers to any future owners of property within the rezoning site and Pima County may enforce this rezoning condition against the property owner.
4. In the event that human remains, including human skeletal remains, cremations, and/or ceremonial objects and funerary objects are found during excavation or construction, ground disturbing activities must cease in the immediate vicinity of the discovery. State Laws ARS 41-865 and/or ARS 41-844 require that the Arizona State Museum be notified of the discovery at (520) 621-4795 so that appropriate arrangements can be made for the repatriation and reburial of the remains by cultural groups who claim cultural or religious affinity to them. The human remains will be removed from the

- site by a professional archaeologist pending consultation and review by the Arizona State Museum and the concerned cultural groups.
5. Adherence to the sketch plan as approved at public hearing.
 6. Less restrictive rezoning applications may not be submitted under the approved comprehensive plan designation. A separate comprehensive plan amendment and rezoning are required for less restrictive zoning.
 7. In the event the subject property is annexed, the property owner shall adhere to all applicable rezoning conditions, including, but not limited to, development conditions which require financial contributions to, or construction of infrastructure, including without limitation, transportation, flood control, or sewer facilities.
 8. The property owner shall execute the following disclaimer regarding Proposition 207 rights: "Property Owner acknowledges that neither the rezoning of the Property nor the conditions of rezoning give Property Owner any rights, claims or causes of action under the Private Property Rights Protection Act (Arizona Revised Statutes Title 12, chapter 8, article 2.1). To the extent that the rezoning or conditions of rezoning may be construed to give Property Owner any rights or claims under the Private Property Rights Protection Act, Property Owner hereby waives any and all such rights and/or claims pursuant to A.R.S. § 12-1134(I)."

The motion **PASSED 8 – 0** (Commissioners Becker and Cook were absent.)

NEW HEARINGS

REZONING

9) **P19RZ00003 LUMINEX LLC, ET AL. – E. OLD VAIL ROAD REZONING**

Luminex LLC, et al., represented by The Planning Center, requests a **rezoning** of approximately 33.78 acres from the RH (Rural Homestead) and the GR-1 (Rural Residential) zones to the CR-4 (Mixed-Dwelling Type) zone, located approximately 300 feet north of the intersection of E. Old Vail Road and S. Freeman Drive alignment, north of the Union Pacific Railroad Track. The proposed rezoning conforms to the Pima County Comprehensive Plan which designates the property for Medium Low Intensity Urban and Medium Intensity Urban. (District 4)

ON MOTION, it was

Voted to **CONTINUE** the rezoning case for 30 days to give the applicant adequate time to address school concurrency. The motion failed (4 -4, Commissioners Johns, Bain, Membrilla, and Tronsdale voted NAY, Commissioners Beck and Cook were absent).

ON MOTION, it was

Voted to **APPROVE SUBJECT TO SPECIAL AND STANDARD CONDITIONS**. The commission directed staff to schedule the case before the Board of Supervisors once a voluntary roof top contribution agreement with the school district has been reached.

Completion of the following requirements within five years from the date the rezoning request is approved by the Board of Supervisors:

1. There shall be no further lot splitting or subdividing of residential development without the written approval of the Board of Supervisors.
2. Transportation conditions:
 - A. Design and location of the northeast driveway connection as shown on the Preliminary Development Plan shall ensure alignment with the adjacent MAC 25 residential street and any required right-of-way shall be obtained and recorded prior to approval of the site construction plan for that work.
 - B. Prior to approval of the Tentative Plat, proof of coordination with the City of Tucson regarding the Traffic Impact Study and any subsequent City of Tucson requirements shall be provided to Pima County Development Services.

- C. If construction of the adjacent MAC 25 Subdivision and the subsequent offsite connection to Mary Ann Cleveland does not proceed, the developer of this subdivision shall be required to build out the connection or revise their layout to provide and construct an alternative access point to the public right-of-way.
- 3. Regional Flood Control District condition: At the time of development the developer shall be required to select a combination of Water Conservation Measures from Table A or B such that the point total equals or exceeds 15 points and includes a combination of indoor and outdoor measures.
- 4. Regional Wastewater Reclamation conditions:
 - A. The owner(s) shall construe no action by Pima County as a commitment of capacity to serve any new development within the rezoning area until Pima County executes an agreement with the owner(s) to that effect.
 - B. The owner(s) shall obtain written documentation from the Pima County Regional Wastewater Reclamation Department (PCRWRD) that treatment and conveyance capacity is available for any new development within the rezoning area, no more than 90 days before submitting any tentative plat, development plan, preliminary sewer layout, sewer improvement plan, or request for building permit for review. Should treatment and/or conveyance capacity not be available at that time, the owner(s) shall enter into a written agreement addressing the option of funding, designing and constructing the necessary improvements to Pima County's public sewerage system at his or her sole expense or cooperatively with other affected parties. All such improvements shall be designed and constructed as directed by the PCRWRD.
 - C. The owner(s) shall time all new development within the rezoning area to coincide with the availability of treatment and conveyance capacity in the downstream public sewerage system.
 - D. The owner(s) shall connect all development within the rezoning area to Pima County's public sewer system at the location and in the manner specified by the PCRWRD in its capacity response letter and as specified by PCRWRD at the time of review of the tentative plat, development plan, preliminary sewer layout, sewer construction plan, or request for building permit.
 - E. The owner(s) shall fund, design and construct all off-site and on-site sewers necessary to serve the rezoning area, in the manner specified at the time of review of the tentative plat, development plan, preliminary sewer layout, sewer construction plan or request for building permit.
 - F. The owner(s) shall complete the construction of all necessary public and/or private sewerage facilities as required by all applicable agreements with Pima County, and all applicable regulations, including the Clean Water Act and those promulgated by ADEQ, before treatment and conveyance capacity in the downstream public sewerage system will be permanently committed for any new development within the rezoning area.
- 5. Environmental Planning condition: Upon the effective date of the Ordinance, the owner(s) shall have a continuing responsibility to remove buffelgrass (*Pennisetum ciliare*) from the property. Acceptable methods of removal include chemical treatment, physical removal, or other known effective means of removal. This obligation also transfers to any future owners of property within the rezoning site and Pima County may enforce this rezoning condition against the property owner.
- 6. Cultural Resources condition: In the event that human remains, including human skeletal remains, cremations, and/or ceremonial objects and funerary objects are found during excavation or construction, ground disturbing activities must cease in the immediate vicinity of the discovery. State laws ARS 41-865 and ARS 41-844, require that the Arizona State Museum be notified of the discovery at (520) 621-4795 so that cultural groups who claim cultural or religious affinity to them can make appropriate arrangements for the repatriation and reburial of the remains. The human remains will be removed from the site by a professional archaeologist pending consultation and review by the Arizona State Museum and the concerned cultural groups.
- 7. Natural Resources, Parks and Recreation conditions: The property owners shall dedicate to Pima County and construct a 20-foot "Public Non-Motorized Trail Easement" along the southern border of the project and a 30-foot "Public Non-Motorized Trail Easement" as depicted on the preliminary development plan for the Esmond Station Greenway.
- 8. A Pima Pineapple Cactus survey is required. Written coordination with US Fish and Wildlife Service for any necessary conservation or mitigation shall be provided.
- 9. Adherence to the preliminary development plan as approved at public hearing including the 4.5 maximum residences per acre on the western parcel designated as MLIU. There shall be no increase in the number of lots adjacent to the Davis Monthan Air Force Base ADC.

10. Avigation easements shall be recorded and disclosed to homebuyers for all residences constructed in the subdivision.
11. In the event the subject property is annexed, the property owner shall adhere to all applicable rezoning conditions, including, but not limited to, development conditions which require financial contributions to, or construction of infrastructure, including without limitation, transportation, flood control, or sewer facilities.
12. The property owner shall execute the following disclaimer regarding Proposition 207 rights. "Property Owner acknowledges that neither the rezoning of the Property nor the conditions of rezoning give Property Owner any rights, claims or causes of action under the Private Property Rights Protection Act (Arizona Revised Statutes Title 12, chapter 8, article 2.1). To the extent that the rezoning, or conditions of rezoning may be construed to give Property Owner any rights or claims under the Private Property Rights Protection Act, Property Owner hereby waives any and all such rights and/or claims pursuant to A.R.S. § 12-1134(I)."

The motion **PASSED** 7 – 1 (Commissioner Gungle voted NAY, Commissioners Becker and Cook were absent.)

MODIFICATION (SUBSTANTIAL CHANGE) OF REZONING CONDITIONS

10) Co9-00-39 SMITH – LA CRESTA ROAD REZONING

Clarence R. & Helen E. Roman request a **modification (substantial change)** of rezoning conditions #6 and #11 to allow for one additional lot for a single-family residence. Condition #6 does not allow for additional lot splitting without Board of Supervisors' approval and condition #11 limits the number of lots and single-family residences to three. The applicant proposes to increase the number of lots and single-family residences to four. The approximately 2.26 acre subject property is zoned CR-1 (Single Residence) and located at **2322 W. La Cresta Road**. (District 1)

ON MOTION, it was

Voted to **APPROVE SUBJECT TO SPECIAL AND STANDARD CONDITIONS AS MODIFIED.**

- ~~1. Submittal of a development plan if determined necessary by the appropriate County agencies.~~
- ~~2. Recording of a covenant holding Pima County harmless in the event of flooding.~~
- ~~3. Recording of the necessary development related covenants as determined appropriate by the various County agencies.~~
- ~~4. Provision of development related assurances as required by the appropriate agencies.~~
- ~~5. Prior to the preparation of the development related covenants and any required dedication, a title report (current to within 60 days) evidencing ownership of the property shall be submitted to the Department of Transportation, Real Property Division.~~
- ~~6.1. There shall be no further lot splitting or subdividing without the written approval of the Board of Supervisors.~~
- ~~7.2. Transportation conditions:~~
 - ~~A. All lots shall be served by one common, paved private road/driveway from La Cresta Road. The private road/driveway shall be paved (chip sealed) within six (6) months of the issuance of the first building permit.~~
 - ~~B. The property owner(s) shall accept responsibility for the maintenance, control, safety and liability of privately owned roads, parking areas, drives, physical barriers, drainageways and drainage easements.~~
- ~~8. Flood Control conditions:~~
 - ~~A. The property owner(s) must submit to the Flood Control District a plot plan showing all required information. Upon review of the plot plan, the Floodplain Management section will determine if building permits may be issued and/or if a more detailed hydrologic and hydraulic study will be required.~~
 - ~~B. Drainage shall not be altered, disturbed or obstructed without the written approval of the Flood Control District.~~
- ~~9.3. Department of Environmental Quality conditions:~~

- A. All proposed residential lots must have a minimum area of 43,560 square feet. A maximum of one-half of adjacent rights-of-way or easements may be used in the calculation of the area. The adjacent rights-of way or easements must be suitable to absorb effluent; and all other design requirements must be satisfied.
- B. There is a minimum setback of 50 feet from the septic system to the wash.
- 10-4. ~~The site shall be surveyed for the presence or absence of the cactus ferruginous pygmy owl by a qualified biological consultant who has a permit from the U.S. Fish and Wildlife Service condition: No saguaros or trees greater than 10 feet tall shall be removed from the site.~~
- 44-5. The subject property shall be divided into no more than three four lots and limited to no more than one residence per lot.
6. Environmental Planning condition: Upon the effective date of the Ordinance, the owner(s) shall have a continuing responsibility to remove invasive non-native species from the property, including those below. Acceptable methods of removal include chemical treatment, physical removal, or other known effective means of removal. This obligation also transfers to any future owners of property within the rezoning site and Pima County may enforce this rezoning condition against the property owner.
Invasive Non-Native Plant Species Subject to Control
Ailanthus altissima Tree of Heaven
Alhagi pseudalhagi Camelthorn
Arundo donax Giant reed
Brassica tournefortii Sahara mustard
Bromus rubens Red brome
Bromus tectorum Cheatgrass
Centaurea melitensis Malta starthistle
Centaurea solstitialis Yellow starthistle
Cortaderia spp. Pampas grass
Cynodon dactylon Bermuda grass (excluding sod hybrid)
Digitaria spp. Crabgrass
Elaeagnus angustifolia Russian olive
Eragrostis spp. Lovegrass (excluding *E. intermedia*, plains lovegrass)
Melinis repens Natal grass
Mesembryanthemum spp. Iceplant
Peganum harmala African rue
Pennisetum ciliare Buffelgrass
Pennisetum setaceum Fountain grass
Rhus lancea African sumac
Salsola spp. Russian thistle
Schinus spp. Pepper tree
Schismus arabicus Arabian grass
Schismus barbatus Mediterranean grass
Sorghum halepense Johnson grass
Tamarix spp. Tamarisk
7. Adherence to the sketch plan approved at public hearing including the location of the residence within previously disturbed areas of the property.
8. In the event the subject property is annexed, the property owner shall adhere to all applicable rezoning conditions, including, but not limited to, development conditions which require financial contributions to, or construction of infrastructure, including without limitation, transportation, flood control, or sewer facilities.
9. The property owner shall execute the following disclaimer regarding Proposition 207 rights: "Property Owner acknowledges that neither the rezoning of the Property nor the conditions of rezoning give Property Owner any rights, claims or causes of action under the Private Property Rights Protection Act (Arizona Revised Statutes Title 12, chapter 8, article 2.1). To the extent that the rezoning or conditions of rezoning may be construed to give Property Owner any rights or claims under the Private Property Rights Protection Act, Property Owner hereby waives any and all such rights and/or claims pursuant to A.R.S. § 12-1134(I)."

The motion **PASSED** 8 – 0 (Commissioners Becker and Cook were absent.)

Commissioner Bain left the meeting.

NON PUBLIC HEARING

SPRING 2019 COMPREHENSIVE PLAN AMENDMENT STUDY SESSION

11) P19CA00001 PIMA COUNTY – N. TRICO ROAD PLAN AMENDMENT

Pima County requests a **comprehensive plan amendment** of approximately 296.3 acres from Resource Conservation (RC) to Industrial (I), parcel 208-07-0040, located immediately south of the Pinal County boundary and 1 mile west of N. Trico Road, in Section 4, Township 11 South, Range 10 East, in the Avra Valley Planning Area. (District 3)

P19CA00002 4535 N. CAMINO DE OESTE LLC – N. CAMINO DE OESTE PLAN AMENDMENT

4535 N. Camino de Oeste LLC requests a **comprehensive plan amendment** of approximately 4.17 acres from Low Intensity Urban 0.3 (LIU 0.3) to Low Intensity Urban 1.2 (LIU 1.2), located south of W. El Camino del Cerro and addressed as 4535 N. Camino de Oeste, in Section 24, Township 13 South, Range 12 East, in the Tucson Mountains Planning Area. (District 3)

P19CA00003 GEORGELOS REVOCABLE TRUST – S. SAN JOAQUIN ROAD PLAN AMENDMENT

Georgelos Revocable Trust, represented by The Planning Center, requests a **comprehensive plan amendment** of approximately 1.34 acres from Medium Intensity Rural (MIR) to Rural Crossroads (RX), parcel 212-34-1720, located immediately northwest of the intersection of S. San Joaquin Road and W. Bopp Road, in Section 29, Township 14 South, Range 12 East, in the Southwest Planning Area. (District 3)

P19CA00004 HIGINIO – N. CAMINO DE OESTE PLAN AMENDMENT

Avilez Higinio, represented by Projects International, Inc., requests a **comprehensive plan amendment** of approximately 9.77 acres from Low Intensity Urban 3.0 (LIU 3.0) to Medium Intensity Urban (MIU), located north of W. Massingale Road and addressed as 7701 N. Camino de Oeste, in Section 36, Township 12 South, Range 12 East, in the Tortolita Planning Area. (District 1)

ON MOTION, it was

Voted to hear all spring 2019 Comprehensive Plan amendment cases individually at the September 2019 public hearing.

The motion **PASSED** 6 – 1 (Commissioner Maese voted nay.) *Please note that the Commission will need to re-hear the study session due to inadequate notice.

INITIATION OF ZONING CODE TEXT AMENDMENT (Added 06/21/19)

12) INITIATION OF ZONING CODE TEXT AMENDMENT – ECONOMIC OPPORTUNITY EXPANSION OMNIBUS

Staff requests that the Planning and Zoning Commission authorize and initiate a revision to the Pima County Zoning Code, to revise various sections in the code that will facilitate and further encourage development in Pima County. Proposed amendments include increasing the structure square footage allowance on Conditional Use Permits; expanding the allowable uses in the TR zone; revisions to the CR-3 development standards; revision to the scope of Temporary use permits; and allowing residential uses in the CB-2 zone.

ON MOTION, it was

Voted to **APPROVE THE INITIATION.**

The motion **PASSED** 7 – 0 (Commissioners Bain, Becker and Cook were absent.)

13) BOARD OF SUPERVISORS DISPOSITION OF CASES

14) ADJOURNMENT – 11:15 AM

The meeting summary will be posted on the website at <http://pima.gov/DSDBCC/>